

# 42 Caddies Bvd, Rouse Hill, NSW 2155



## Sold House

Monday, 14 August 2023

42 Caddies Bvd, Rouse Hill, NSW 2155

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 180 m2**

**Type: House**



Julie Lepagier

## Contact agent

Its highly convenient location means that you can walk to all the essentials – Rouse Hill Metro, Rouse Hill Town Centre, city & district bus service, future hospital, plus catchment for Ironbark Ridge Primary School. Situated in The New Rouse Hill Estate offering community facilities for all the family – tennis court, club house, sparkling pool, gym, kids sandpit, parks and public café ideal for Sunday brunch. Gas kitchen with stone benchtops, polyurethane cupboards and stainless-steel appliances with an abundance of storage space. Versatile open plan living quarters flowing onto impressive undercover pergola space creating all year-round entertaining opportunities! 4 sizeable bedrooms each with robes, master with chic ensuite and WIR plus balcony (rumpus converted to bed 4) Modern main bathroom with bath and generous shower. Single automated garage with internal access plus carport for 2nd vehicle along with sliding gate for security from back lane entry. Additional features include: ducted reverse cycle air-conditioning, gas heating, downlights, fibre optic internet, solar panels, quality screen doors. Specifics: 400m/5mins walk to Rouse Hill Metro and bus service. 400m/5mins walk to Rouse Hill Town Centre. 1.5km/4min drive to proposed Rouse Hill Hospital. 12mins walk to Ironbark Ridge Primary School. 16 mins walk to Rouse Hill High School/ Our Lady of Angels Primary School. Potential rental return - \$750 - \$770 per week. Rates approx. \$350/qtr. Water connection rates approx. \$300/qtr. Community levy approx \$160/qtr. Impeccably maintained with quality inclusions, this home has been lovingly cared for and would suit first home buyers, families and investors which will benefit from this easy-care stylish property with its great community facilities along with its convenient location. Call Julie Lepagier (1150158) on 0427 502 730 for further information. All email enquiries need to specify a contact number to gain a response. LePage Property is a COVID Safe organisation and ask that prospective buyers refrain from attending inspections if you are showing any symptoms or tested positive to covid. Use provided hand sanitizer before and after entering the property, refrain from touching surfaces etc. " LePage Property provide information which is understood to be accurate and true yet take no responsibility and disclaim all liability for any errors, inaccuracies and misstatements. It is the purchasers, vendors and general public's responsibility to source their own information and rely on their own research for accuracy prior to engaging in a contract of sale or other." Property Code: 128